

## 4 Bedroom House for Sale in Ypsonas, Limassol District

For Sale Exceptional Mansion with Expansion Potential and Luxurious Features 

Location: Ypsonas, Limassol

Discover this breathtaking, one-of-a-kind mansion, perfectly situated in a serene Ypsonas neighborhood. Conveniently located near the highway, My Mall of Limassol, and City of Dreams, this stunning property offers both tranquility and easy access to all essential amenities.

### ■ Key Features:

- ✓ Spacious 2550 sqm plot, offering ample space to build additional structures due to the high-density zoning
- ✓ Expansive 750 sqm interior, including covered verandas (556 sqm main house plus 61 sqm covered kiosk area)
- ✓ Inviting overflow pool a...

### Property Info

Covered Area	<b>750</b>
Covered Veranda	<b>61</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>2550</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>8027</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>City view</b>

### Amenities

- Guest WC

### Location

**Location:** Ypsonas  
**Coordinates:** **34.733357265271 / 33.045093030764**

Region: **Limassol**

## Price: €2 800 000 + VAT

VAT for this property is **€453,600** or **€532,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€108 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 733.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€2 300 000 on Oct 6, 2024

€2 800 000 on Feb 4, 2026











